



**VOLUNTARY REMEDIATION PROGRAM  
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT**

**PROJECT SUMMARY**

<b>Site Name:</b>	Former Tell City Chair Property
<b>Applicant Name:</b>	City of Tell City
<b>Site Location:</b>	417 S. 7 <sup>th</sup> Street, Tell City, IN
<b>VRP Site Number:</b>	6031103
<b>Project Manager:</b>	Richard R. Milton
<b>Date Application Received:</b>	November 18, 2003
<b>Date Project Completed:</b>	March 7, 2008
<b>Contaminant(s):</b>	VOCs
<b>Media Addressed:</b>	Soil and ground water
<b>Cleanup Objectives Achieved:</b>	1996 VRP Tier II and Tier III
<b>Deed/Land-Use Restrictions:</b>	ERC #2008R-43729 (Perry County); no residential use of property; no potable water wells; construction management plan for future buildings; soil management plan for excavation below 24 inches.

## **Project Summary:**

The former Tell City Chair facility, which was originally developed during the 1860s, covers approximately 7 acres and is located just west of downtown Tell City. The company ceased operation around 1990 and the property was sold in 2000. The City of Tell City acquired several tracts for commercial redevelopment. The redevelopment of the site began under the auspices of IDEM's Brownfields Program but was transitioned into VRP in 2003. The project was allowed to continue remediation using the 1996 VRP Resource Guide. The area investigated in VRP and to be encompassed by the Covenant Not to Sue is approximately 2.5 acres.

Between May 2001 and February 2004 several phases of environmental assessment work were completed at the site including the removal of 4 aboveground storage tanks (ASTs) and three underground storage tanks (USTs) and the installation of 6 ground water monitoring wells and numerous soil borings. During the environmental assessment, VOCs were discovered to have leaked from an underground pipeline (the pipeline was taken out of service, flushed, and plugged in 1990) leading from the outside storage tanks into the facility.

The soil investigation revealed no surface soils exceeding the Tier II non-residential cleanup goals. Two subsurface samples taken in May 2001 exceeded the Tier II non-residential cleanup goals. Methyl ethyl ketone (MEK) was detected in soil 8' to 10'bgs and toluene was detected in a soil sample taken in the smear zone at approximately 26' to 28'bgs. Both samples were taken in the vicinity of the underground pipeline and monitoring well MW-5.

A ground water investigation determined depth to ground water ranges from 12.5 to 25.5'bgs at the site. Six monitoring wells were installed on the property. Only MW-5, which was located in the area affected by the underground pipeline, exceeded Tier II residential cleanup goals. Acetone, toluene, methyl ethyl ketone (MEK), 4-methyl-2-pentanone (MIBK), benzene, and tetrachloroethene consistently exceed Tier II non-residential cleanup goals in ground water in MW-5 at 23' to 26'bgs.

The aforementioned constituents are associated with releases from the pipeline that occurred prior to 1990. Affects are limited to the uppermost hydrostatic unit at the site which is a perched zone of overall limited horizontal and vertical extent. IDEM required 8 consecutive quarters of groundwater monitoring to ensure the area of affected ground water is limited in size and to demonstrate plume stability. Assessment data indicates that no significant vertical gradient exists with respect to long-term downward migration. Ground water monitoring wells down-gradient of MW-5 were either dry or exhibited no contamination during 8 consecutive quarters of monitoring.

IDEM concludes that the contaminant plume is stable and that minimal soil contamination exists in the affected area. Restrictions contained in the Environmental Restrictive Covenant (ERC) will ensure protection of human health and the environment.